

ORDINANCE NO.: 2006-03

THE TOWN COMMISSIONERS OF CHARLESTOWN

AN ORDINANCE TO ADOPT STANDARDS REQUIRING THE INSTALLATION OF INTERIOR AUTOMATIC FIRE SPRINKLER SYSTEMS IN NEW RESIDENTIAL CONSTRUCTION.

WHEREAS, pursuant to Section 2, Article 23A of the Annotated Code of Maryland, the President and Commissioners of the Town of Charlestown have the authority to enact regulations concerning buildings erected within the Town limits including the establishment of a building code; and,

WHEREAS, the Town Commissioners of Charlestown have adopted the International Residential Code, 2003 (IRC) as its building code; and,

WHEREAS, the Town Commissioners of Charlestown find that it is in the best interest, health and general welfare of the residents of the Town of Charlestown to amend or supplement the IRC for the purpose of establishing and clarifying requirements and standards for the installation of interior automatic fire sprinkler systems in new residential construction and renovation.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Commissioners of the Town of Charlestown that the following shall constitute and be the Interior Automatic Fire Sprinkler System Ordinance of the Town of Charlestown:

Title: Automatic Fire Sprinkler System Ordinance

1.0 DEFINITIONS

- A. For the purpose of this Ordinance, the following definitions describe the meaning of the terms used in this Ordinance:
1. "New Residential Construction" shall mean and include single-family, multi-family, and duplex residential dwellings; renovated homes; and, the placement of a mobile or modular home.
 2. "Renovated Homes" shall mean any existing residential home that is rebuilt, refurbished, renovated, altered and/or an addition is made thereto provided the costs of such rebuild, refurbish, renovation, alteration and/or addition exceeds forty percent (40%) of the residential home's fair market value as determined by the fair market tax assessment at the time of such improvement.

2.0 APPLICABILITY

This Ordinance shall apply to all new residential construction, and renovated homes, on all existing and future lots within the Town of Charlestown. This Ordinance shall not apply to existing residential units or new residential construction or renovated homes for which building permits have been issued prior to the date of adoption of this Ordinance

3.0 Exemptions

The requirements of this Ordinance shall not apply to accessory or uninhabitable structures (ex. detached garages or carports, sheds, greenhouses, etc.)

4.0 Requirements

Every new residential construction and renovated home on all existing and future lots within the Town of Charlestown shall be required to install an interior automatic fire sprinkler system. The interior automatic fire sprinkler system shall be installed and maintained in accordance with the most recent version of Standard 13 as promulgated by the National Fire Protection Association (NFPA), as may be modified and adopted by the Maryland State Fire Marshall's Fire Prevention Code, as amended from time to time. Interior automatic fire sprinkler systems required pursuant to this Ordinance may be connected to the domestic water supply supplying the residence, provided the water supply is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler system requirements, and proper back flow valves are installed.

BE IT FURTHER ORDAINED AND RESOLVED that this Ordinance shall become effective upon the expiration of twenty (20) calendar days following approval by the Town Commissioners of Charlestown.

ATTEST:

Henry Burden
Town Administrator

Steven Vandervort, President, Town
Commissioners of Charlestown

Robert Gell, Vice President

Joseph Letts, Sr. Treasurer

Donna M. Sheets, Commissioner

Peter M. Williams, Commissioner